



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffersoncitymo.gov

APPLICATION FOR MINOR AMENDMENT TO FINAL PUD PLAN

The undersigned hereby petitions the City of Jefferson, Missouri, for an AMENDMENT to the approved Final PUD Plan for the following property:

Project Name: Garage & Work Shop

Project Address: 1140 Boonville Rd.

Describe Amendment: _____

Please attach the following:

- (a) Typed project narrative describing, in detail, the requested amendment, including affected area in square feet. Include project name and location on the project narrative sheet. If the amendment is for signage, include a copy of the sign detail.
- (b) Rendering or site plan drawing of affected area and proposed change, if applicable.
- (c) Filing fee (see instructions): Minor Amendment: \$105 (Revised June 30, 2015)

Applicant Information:

Property Owner Name: T. Scott & Tisha Spencer

Address 1140 Boonville Rd.

Phone Number(s): 573-353-6937 573-893-6937

Consultant (Attach Project/Applicant Information Sheet if more space is necessary)

Name: N/A

Address: _____

Phone Number(s): _____

The attached information accurately represents all of the changes proposed for this project.

T. Scott Spencer
Property Owner Signature

T. SCOTT SPENCER
Printed Name

09-30-16
Date

Applicant Signature (if different from property owner)

Printed Name

Date

For City Use Only:

☐ **Major Amendment: Referred to Planning and Zoning Commission**

☐ **Minor Amendment**

☐ List Previous Case Numbers: _____

☐ Previous Testimony? - From persons at any prior public meeting (Such persons shall be notified of the proposed amendment a minimum of seven days prior to taking any action on the request.)

☐ **Department Decision**

Denied / Approved / Conditionally Approved on this _____ day of _____, _____.

List any conditions _____

Signed/Title _____

Application Filing Fee Received: _____ Cash (indicate receipt # _____) _____ Check (check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

\$210
Debit Card
9-30-16

**T. Scott & Tisha Spencer
1140 Boonville Road
Jefferson City, MO 65109**

Project Narrative:

Mr. and Mrs. T. Scott Spencer reside at 1140 Boonville Road. We would like to submit an application for an amendment for our PUD zoning at the mentioned location. We are seeking the amendment for an 1800 sq. ft. 30' x 60' garage/work shop space that would be located to the Northeast corner of the property. The 3.79 acre property currently includes one single family home with a home based business. The proposed structure would not be visible from the street or by any neighbors in the area. The property is in close proximity to the railroad tracks, and the proposed new structure would also act as a sound buffer to the main house. The structure will utilize light gauge steel framing, the same type of construction that was utilized for the main house. Proposed materials include metal siding, cultured stone and synthetic slate shingles for the roof. The space will not include a living or bathroom area. The concrete floor will have a pvc drain system tied into the sanitary sewer system.

Hardship:

We own three collector cars that are currently stored in our three-car garage. This garage space is also shared with a woodworking shop. If we are able to move the vehicles into the new structure, we will be able finish a family room/mother-in-law living space with a full bath for an aging parent. We store maintenance equipment in the garage area such as a compact tractor, ZTR lawn mower, lawn de-thatcher and aerator. We have no garage space at this time for our truck or camper, which are both currently parked outside behind our home.

In closing, we believe the addition of this garage will enhance the overall beauty and functionality of our property. Because this structure is only visible from the rear of our home, it should not be a concern for any neighbors or traffic.

Thank you for your consideration,
Mr. and Mrs. T. Scott Spencer





GENERAL WARRANTY DEED

This Indenture, Made on the 19 day of January, 2001
By and between RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife of the County of Cole,
State of Missouri, party or parties of the first Part, and T. SCOTT SPENCER and TISHA L. SPENCER, husband and wife,
Grantors mailing address 1727 Hayseton, JC, MO 65109 of the County of Cole,
in the State of Missouri, party or parties of the Second Part:

Witnesseth, That said party or parties of the First Part in consideration of the sum of One Dollar and Other Valuable
Consideration paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, by these
presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the Second Part, and
to the heirs, successors or assigns of such party or parties, the following described lots, tracts or parcels of land lying being and
situate in the County of Cole, State of Missouri, to wit:

LOTS NOS. 1, 2 3 AND 4 OF SOMERSET MEADOWS, IN THE CITY OF JEFFERSON,
MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 1000, COLE COUNTY
RECORDER'S OFFICE.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and
immunities thereto belonging or in anywise appertaining, unto the said party or parties of the Second Part and unto the heirs,
suc-cessors or assigns of such party or parties FOREVER, the said party or parties of the first part hereby covenanting that said
party or parties being lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that said party or parties
having good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by said
party or parties of the first part or those under whom said party or parties of the first part claim and that said party or parties of
the first part will WARRANT AND DEFEND the title to said premises unto the said party or parties of the Second Part, and
unto the heirs, successors or assigns, of the party or parties of the second part FOREVER, against the lawful claims or demands
of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the First Part hereunto set their hand or hands the day and
year first above written.

Richard Hutcherson
RICHARD HUTCHERSON

Marilyn A. Hutcherson
MARILYN A. HUTCHERSON

STATE OF MISSOURI

ss.

COUNTY OF COLE

On this 19 day of January, 2001, before me
personally appeared RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife, to me known to be
the person or persons described in and who executed the foregoing instrument, and acknowledged that said person or persons
executed the same as said person's or persons' free act and deed.

000645

IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed my official seal in the County and State aforesaid, the day
and year first above written.

STATE OF MISSOURI
COUNTY OF COLE
RECORDED ON

Tara Lynn Hoskins
(Notary Seal)

Notary Public

TARA LYNN HOSKINS
Notary Public-Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 11/4/2002

01 JAN 19 AM 10 31

BOOK 432 PAGE 477

LARRY D. RADEMAN

RECORDED

Debra L. Lachner

HSB



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffersoncitymo.gov

Project Information (Please use additional sheets if necessary)			
Name of Project	Garage & Work Shop		
Location/Address	1140 Boonville Rd.		
Submitted by	T. Scott & Tisha Spencer		
Applications Submitted (Check box and circle item)	<input type="checkbox"/> P&Z: Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input type="checkbox"/> PUD <input type="checkbox"/> Sub. Plat <input type="checkbox"/> Annexation <input type="checkbox"/> BOA: CUP <input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Staff: Site Plan <input type="checkbox"/> Bldg Plans <input type="checkbox"/> Grading Plan <input type="checkbox"/> Change of Use <input type="checkbox"/> Temp Use		
Consultant(s) <i>N/A</i> (List lead consultant and all others who are responsible for major project)			
Lead Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Property Owners/Applicants (List owner; Mark "X" next to the name of the primary)			
Owner Name	T. Scott & Tisha Spencer		
Address	1140 Boonville Rd.		
Telephone No.	573-353-6937	Fax No.	
E-Mail	scott@firehouse design. com		
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			